

PLANNING COMMISSION MINUTES OF OCTOBER 10, 2005

2005-0778 – Super Space Self Storage [Applicant] **Advanced Micro Devices** [Owner]: Application for a Use Permit on a 3.4-acre site to allow the construction of a three-story self-storage facility totaling 200,636 square feet with a 136% floor area ratio. The properties are located at **901 and 902 Thompson Place** (frontage on Arques near Wolfe) in an M-S (Industrial & Service) Zoning District. (Mitigated Negative Declaration) (APN: 205-26-005; 205-26-006) KD

Kelly Diekmann, Associate Planner, presented the staff report. He provided a suggested correction to the wording of Condition of Approval (COA) 17.C. to read “Self-storage units shall be used for the purpose of storage of goods only. The units shall not be used for business operations involving personnel or use of equipment at the self-storage site.” He said that the original language was too restrictive as to what could be stored in a unit, and that it was meant to restrict people from operating businesses out of the units. He said this language could be recommended in the motion. The applicant has provided a different color scheme and addressed a variation to the roof line. Staff has asked for a little more interest on the front façade to raise up the upper level of windows and has asked for some contrasting textures and color scheme to address some of the overall monotony of the look.

Comm. Klein said that during the study session truck parking was discussed. He asked if there was any truck parking space requirement on the premises. Mr. Diekmann said other than the loading dock, there is no specific designated parking space requirements for trucks.

Comm. Simons referred to the revision of COA 17.C regarding the storage units not being used for business operations. He asked how this would be enforced. Mr. Diekmann said the applicant would enforce it, but if the management could not handle a situation that Neighborhood Preservation could assist on a complaint basis as it would be an illegal use in the zoning district. Comm. Simons asked what color changes staff was looking for. Mr. Diekmann explained that staff is looking for two things, having a course texture as a contrast and that changing the base wall color would also be appropriate. Comm. Simons asked about the front of the building and providing a little more glass. Staff said they will see what the applicant proposes, but that staff expects to see the glass to be about 2/3 of the façade providing the appearance of a two-story office building.

Comm. Babcock asked further about the building façade. She asked how the Planning Commission could encourage the Public Art requirement to be used as part of a building façade. Trudi Ryan, Planning Officer, said that the motion could include a recommendation to the Arts Commission that the Planning Commission strongly encourages art work to be added to the architecture of the

site and the Planning Commission could send their thoughts on the issue to the Arts Commission.

Chair Hungerford opened the public hearing.

Sean Visutsiri, applicant with Summit Commercial, thanked the Planning Commission and staff for their input and assistance in the application process. He provided a PowerPoint presentation, and said they will continue to work with staff on the color schemes and the incorporation of the tall windows in the final design. He said one area that was not mentioned was the landscaping and how the number of trees on the site will be increased from 25 trees to 97 trees, with a total of about $\frac{3}{4}$ of an acre being landscaped. He said there will be dedicated truck loading spaces and 87 parking spaces that trucks are free to use. He mentioned other highlights including, climate controlled units, top-notch security, and further landscaping elements. He addressed the Commission's concern about texture along walls, he said they have proposed structural change to CMU block wall (Concrete masonry). Some of the operational highlights include the operating hours, on-site management, and overall security design. To address Comm. Babcock's concern of Art in Public Places, he said they are actively reviewing other Public Art projects in Sunnyvale and their initial thought was to use possibly put some art along the parking screen wall, or on the façade of the building.

Comm. Simons said with the proposed change to the CMU block wall exterior, will the color be imbedded in block or will it be painted on the block. Mr. V said they can do either and will be happy to work with staff. Mr. Diekmann said that staff is open to looking at the options.

Chair Hungerford closed the public hearing.

Comm. Klein made a motion to adopt the Negative Declaration and approve the Use Permit with modified conditions; to add a COA 7.D. to recommend to the Art Commission to utilize, if possible, art in architecture; and **modify the wording on COA 17.C to read "Self-storage units shall be used for the purpose of storage of goods only. The units shall not be used for business operations involving personnel or use of equipment at the self-storage site."** Ms. Ryan recommended that it would be better to **offer the Art Commission modification as a recommendation included in the motion rather than as a COA.** Comm. Klein agreed to the recommendation. **Comm. Simons seconded the motion and offered a Friendly Amendment to modify the wording of COA 9.A.7 to include "with a preference to large species native trees as appropriate for the site."** This Friendly Amendment was acceptable to the maker of the motion.

Comm. Simons asked staff about Art issue and if the Planning Commission could direct where they think Public Art should be placed on a site. Ms. Ryan

said at one time the Planning Commission did select the location. The Code has since been formally modified that the Arts Commission are the decision makers on the form and location of the Art.

Comm. Klein said he was happy to see this proposal and that it is obvious the applicant has worked with staff and listened to the Planning Commission. He said this will ultimately improve this portion of Arques and as this whole area is redeveloping that this development will definitely be more eye-catching than what is currently there and he is looking forward to seeing how this looks.

Chair Hungerford said that initially he was concerned about a self-storage unit going into an industrial area. He said is really glad to see that the focus of the development is going towards supporting businesses in the area and industry and is now more comfortable with the project that is going in at this location.

Final Action:

Comm. Klein made a motion on item 2005-0778 to adopt the Negative Declaration and approve the Use Permit with modified conditions; recommending that the Arts Commission utilize, if possible, art in architecture; to modify the wording on Condition of Approval (COA) 17.C to read "Self-storage units shall be used for the purpose of storage of goods only. The units shall not be used for business operations involving personnel or use of equipment at the self-storage site"; to modify the wording of COA 9.A.7 to include "with a preference for large species native trees as appropriate for the site." Comm. Simons seconded.

Motion carried 6-0, Comm. Moylan absent.

This item is appealable to the City Council no later than October 25, 2005.